171.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,500 / 853,500
					USE VALUE:	853,500 / 853,500
					ASSESSED:	853,500 / 853,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAMEN ALLEN
Owner 2:	VAN WESTEN MAAIKE
Owner 3:	
Street 1:	49 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON TOM O/ETAL -
Owner 2:	DAVIDSON DIANE H -
Street 1:	49 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1727 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9300.000	364,200		489,300	853,500
Total Card	0.214	364,200		489,300	853,500
Total Parcel	0.214	364,200		489,300	853,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.21 /Parcel: 494.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113530

GIS Ref

GIS Ref

Insp Date 06/07/18

!13267!

PREVIOUS ASSESSMENT

Parcel ID 171.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,200	0	9,300.	489,300	853,500		Year end	12/23/2021
2021	101	FV	353,500	0	9,300.	489,300	842,800		Year End Roll	12/10/2020
2020	101	FV	353,500	0	9,300.	489,300	842,800	842,800	Year End Roll	12/18/2019
2019	101	FV	266,100	0	9,300.	489,300	755,400	755,400	Year End Roll	1/3/2019
2018	101	FV	266,100	0	9,300.	433,400	699,500	699,500	Year End Roll	12/20/2017
2017	101	FV	266,100	0	9,300.	363,500	629,600	629,600	Year End Roll	1/3/2017
2016	101	FV	266,100	0	9,300.	363,500	629,600	629,600	Year End	1/4/2016
2015	101	FV	251,300	0	9,300.	314,600	565,900	565,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:36:04

LAST REV

Date	Time
07/03/18	15:09:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON TOM O/	53052-288		6/23/2009		510,000	No	No		
SHUMAKER ROBERT	26450-398		6/28/1996		226,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2006	96	Redo Kit	42,000			G8	GR FY08	INST NEW BTH / NEW
10/26/2000	831	Re-Roof	6,000	C	11/16/2000			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
12/24/2008	Meas/Inspect	336	PATRIOT
6/18/2006	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9300		Sq. Ft.	Site		0	70.	0.75	8									489,298						489,300	

Total AC/HA:	0.21350	Total SF/SM:	9300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	489,298	Spl Credit		Total:	489,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25799060
Const Adj.:	0.99989998
Adj $ / SQ:	169.812
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447407
Depreciation:	83218
Depreciated Total:	364189

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

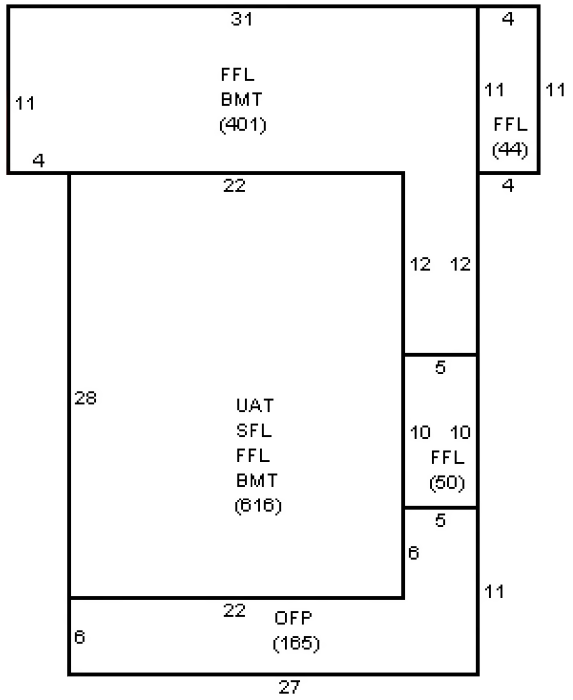
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.81
Special Features:	0	Val/Su Net:	118.90
Final Total:	364200	Val/Su SzAd	210.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,111	169.810	188,661
BMT	Basement	1,017	50.940	51,810
SFL	Second Floor	616	169.810	104,604
OFP	Open Porch	165	26.500	4,372
UAT	Upper Attic	154	67.920	10,460

Net Sketched Area:	3,063	Total:	359,907
Size Ad	1727	Gross Area	3525	FinArea	1727
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 10	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc